

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on As is where is, "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of dues (mentioned in table below) due to Omkara Assets Reconstruction Pvt Ltd (OARPL) as Secured Creditor from respective Borrower and Co-Borrower(s), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below. Religare Finvest Ltd (Original Lender) had assigned the debts of the below mentioned borrowers to India Resurgence ARC Pvt Ltd (IRAPL) acting as a Trustee of India Resurgence ARC Trust II on 05.11.2019. Further, vide Security Receipt Purchase Agreement dated 16.08.2024, OARPL has become the Trustee of the said trust in place of IRAPL and has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security;

Lot 1

1. Borrowers : Master Weaver Ethnic India Private Limited (Dissolved), Udata Venkateshwara Rao, Subbarao Vudatha (deceased and represented by legal heir Mr. Udata Venkateshwara Rao)

2. Date of Demand Notice u/s 13(2) of SARFAESI Act. : 15.06.2022

3. Date of Possession u/s 13(4) of SARFAESI Act.: 17.12.2022

4. Dues as on 31.03.2026 : Rs. 11,61,18,744/- (Rupees Eleven Crore Sixty One Lakh Eighteen Thousand Seven Hundred Forty Four Only)

5. Description of Property :

Item No.1:

All that piece and parcel of Door No 8-19-16, Perala Panchayati 6th ward, Block No 5, T.S. Ward No6, T.S. No 5, Perala Village, Elaka T.S. No 243/9, 245/7, Perala Sy No 283/9, 281/7, 1034.25 Sq. Yds. Reddiapalam area, Present ward no8, and present Block No 19 Chirala Mandalam, Chirala Municipality, Prakasam District (PR Doc No 4271/2004 and doc no 1907) and 9 years old RCC Building having 3465 Sq. Ft. In ground floor and 3465 Sq. Ft. In the first floor vide Document No 4358/2015 and bounded by

• ON NORTH: Land belongs to Tulari Venkateswarlu with a compound wall of 114 fts. • ON SOUTH: Land belongs to Gamidi Laxamma compound wall of 113 ft. • ON EAST: Land belongs to Udata Venkateswara Rao of 81.03 Sq. Yards. • ON WEST: Municipal Road 83 Sq. Yards

Item No 2:

All that piece and parcel of Door No 8-19-16, Perala Panchayati 6th ward, Block No 5, T.S. Ward No 6, T.S. No 5, Perala Village, Elaka T.S. No 243/9, 245/7, Perala Sy No 283/9, 281/7, 1956.5 Sq. Yds. Reddiapalam area, Present ward no 8, and present Block No 19, Chirala Mandalam, Chirala Municipality, Prakasam District (PR Doc No 2356/1999 and Doc No 2357/1999) vide Document No 4358/2015 and bounded by

• ON NORTH: Land belongs to Tulari Venkateswarlu with a compound wall. • ON SOUTH: Land belongs to Gamidi Laxamma compound wall of 228.06 fts. • ON EAST: Self Compound wall of 75 ft. With kuderu border • ON WEST: Land belongs to Udata Venkateswara Rao of 79 Sq. Yards.

Item No 3:

All that piece and parcel of Door No 8-19-16, Perala Panchayati 6th ward(old), Block No 5, Perala Village Elaka T.S. No 245/7, #775 Sq. Yds. Reddiapalam area, Present ward no 8, Srungarapet, Chirala Mandalam, Chirala Municipality, Prakasam District vide Document No 1906/1999 (Perala Sy. No 283/9 281/7) and bounded by

• ON NORTH: Self-owned 15 ft. Wide Road #103 ft. • ON SOUTH: Land belongs to Gamidi Ankamma 102 Sq. Yards • ON EAST: Self-owned land 66.6 Sq. Yards. • ON WEST: Land belongs to Udata Shyamala Devi of 69.03 Sq. Yards

6. Reserve Price : Rs. 2,03,00,000/- (Rupees Two Crore Three Lakh Only)

7. Earnest Money Deposit (EMD) : Rs. 20,30,000/- (Rupees Twenty Lakh Thirty Thousand Only)

8. Minimum Bid Increment : Rs. 1,00,000/- (Rupees One Lakh Only)

9. Inspection Date/Time : 11.05.2026 from 11:00 AM to 01:00 PM

10 Last date for payment of EMD and Bid Submission : 18.05.2026 up to 6:00 PM

11. E-Auction Date & Time : 19.05.2026 from 11:00 AM to 12:00 PM

12. Bank Account Details	Name of the Bank	Name of the Account Holder	Bank Account Number	IFSC Code
	HDFC Bank Limited	India Resurgence ARC Trust II	57500000340699	HDFC0000060

13. Encumbrances, known, if any : None

TERMS & CONDITION OF THE AUCTION:

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php> and/or <https://www.auctionbazaar.com/>. The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) is as per date and time given above. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. ARCA EMART Pvt.Ltd.", Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com, Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com and for any property related query contact the Authorized Officer, Mr. Harshwardhan Kadam (MO: 9819058003) Mail: Harshwardhan.kadam@omkaraarc.com.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) under Rule 8(6) r/w 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002. Intending bidders shall comply and give declaration under section 29A of Insolvency and Bankruptcy Code 2016.

Date: 28.04.2026

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.

Place: Mumbai

(Acting in its capacity as a Trustee of India Resurgence ARC Trust II)